

Symonds
& Sampson

14 Blind Lane Close

Bridport, Dorset

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Bridport
Dorset DT6 3FE

Beautifully presented family home in a quiet cul-de-sac location on the edge of Bridport.



- Three bedrooms
- Beautifully presented throughout
- Off road parking for two cars
- Fully enclosed garden

Guide Price **£340,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This end of terrace home is situated in a quiet cul-de-sac on the edge of Bridport town within easy reach of amenities. The house has been renovated under the current ownership and presents in excellent decorative order throughout and is in immaculate condition. It benefits from off road parking and an enclosed garden.

ACCOMMODATION

The front door opens into a hallway, with a useful coat cupboard on the left. The bright and spacious kitchen comprises of modern shaker-style wall and base units on three sides with an integrated electric oven and gas hob, dishwasher, and space for a washing machine and large fridge freezer. At the end of the hallway is a large family room which stretches the width of the property, with seating areas and an understairs storage cupboard. The room extends into a wonderful dining area with vaulted ceilings and skylights, with plenty of space for a large table and chairs and plenty of natural light. Double doors from here lead directly to the fully enclosed rear garden. Also off the hallway is a partly tiled downstairs cloakroom with a white basin and WC.

Upstairs there are three bedrooms, the principal of which has built-in wardrobes. There is a contemporary family bathroom fitted with a white suite comprising bath with

shower over, sink and WC. The floor has decorative patterned tiles with underfloor heating, whilst the walls are partly tiled. There is also a large airing cupboard on the landing.

OUTSIDE

The enclosed level rear garden has two separate paved areas, one immediately adjoining the doors out from the dining room, an ideal space for seating and outdoor dining. The rest of the garden is laid to lawn with some low maintenance raised beds, and a useful storage shed to the side of the house with a path leading to a side gate allowing access to the front of the property. To the front is mainly hard standing for off road parking and a small flower bed with low shrub planting and a small tree.

SITUATION

The property is situated in the village of Bradpole, on the edge of the bustling and vibrant market town of Bridport, with countryside close at hand. Bridport has a history of ropemaking and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities

are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words:///starfish.slicing.vanish

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

Broadband speed: Ultrafast broadband is available.

Mobile: There is mobile coverage in the area, please refer to Ofcom's website for more details

(<https://checker.ofcom.org.uk/>)

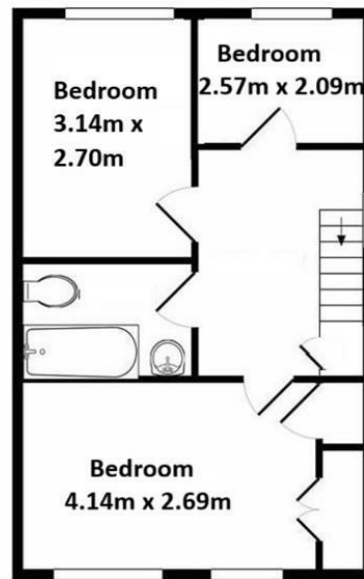
Council Tax Band: C (Dorset Council - 01305 251010)

EPC: C





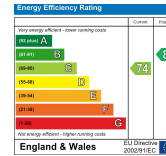
GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

BLIND LANE CLOSE
TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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